

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



21 Irving  
Atlantic City, NJ 08401

Asking \$25,000.00



#### COMMENTS

Discover the potential of this vacant lot situated in the vibrant R-3 zone of Atlantic City. While currently undeveloped, the expansive property offers a unique opportunity for buyers with a vision. Imagine owning a piece of Atlantic City, just steps from the bustling Boardwalk, serene beaches, and popular local hangouts like the Back Bay Ale House and Gilchrist. Ideal for an entrepreneurial spirit, the plot is well-positioned near vital community amenities like the Uptown School Complex, Harbor Point grocery shopping, and the lush Uptown Park. Public transport is conveniently accessible with a bus station mere footsteps away. Note: The land itself is not buildable as is, but acquiring adjacent lots could pave the way for a future dream project — maybe even your very own Airbnb hotspot! Ensure you embrace the adventure of shaping this blank canvas into your masterpiece. The potential is only limited by your imagination!

#### PROPERTY DETAILS



Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [pjs@bergerrealty.com](mailto:pjs@bergerrealty.com)

